Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

1/863 Doncaster Road, Doncaster East Vic 3109
1

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$390,000

Median sale price

Median price \$931,500) Pro	perty Type	Unit	Suburb	Doncaster East
Period - From 01/07/20)24 to	30/09/2024	So	urce REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	32/765-767 Doncaster Rd DONCASTER 3108	\$395,000	08/11/2024
2	206/1042 Doncaster Rd DONCASTER EAST 3109	\$395,000	31/07/2024
3	202/956 Doncaster Rd DONCASTER EAST 3109	\$365,000	11/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/11/2024 14:24



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$390,000 Median Unit Price September quarter 2024: \$931,500

Comparable Properties



32/765-767 Doncaster Rd DONCASTER 3108 (REI)

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Price: \$395,000 **Method:** Private Sale **Date:** 08/11/2024

Property Type: Apartment

Agent Comments



206/1042 Doncaster Rd DONCASTER EAST 3109

(REI/VG)

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Price: \$395,000 Method: Private Sale Date: 31/07/2024

Property Type: Apartment

Agent Comments



202/956 Doncaster Rd DONCASTER EAST 3109

(REI/VG)





Price: \$365,000 Method: Private Sale Date: 11/07/2024

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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